



# CHOICE PROPERTIES

*Estate Agents*

48A St. Andrews Road,  
Mablethorpe, LN12 1JA

No Onward Chain £215,000



Choice Properties are delighted to bring to market this stunning two bedroom detached bungalow located on St Andrews Road, situated in the sought after seaside town of Mablethorpe. The bungalow features large double glazed windows throughout which create a bright and airy interior which includes a spacious living room, a kitchen, a shower room, a sunroom, and two bedrooms. To the exterior, the property boasts a fully enclosed rear garden, a paved private driveway, and a range of outbuildings including a detached garage. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

### **Kitchen**

17'3 x 7'7

Fitted with a range of wall and base units with work surfaces over. Four ring gas hob with tiled splashback. Stainless steel sink with stainless steel drainer and single taps. Integral twin eye level oven. Dual aspect uPVC windows. Space for fridge freezer. Plumbing for washing machine. 'Glowworm' gas fired boiler. Consumer unit in box unit. TV aerial point. Power points. External uPVC door leading to driveway. Internal door to living room.

### **Reception Room**

14'6 x 12'8

Fitted with a large bow window to front aspect. Gas fireplace with quartz hearth and surround. Radiator. Power points. Telephone point. Tv aerial point. Internal door to hallway.

### **Hallway**

2'9 x 2'9

Internal door to bedrooms 1 & 2, and bathroom. Access to loft via loft hatch.

### **Bedroom 1**

14'0 x 9'3

With sliding uPVC door leading to the rear garden. Radiator. Power points. Tv aerial point. Thermostat. Telephone point.

### **Bedroom 2**

10'11 x 11'3

With a plethora of fitted wardrobe space. Radiator. Power points. Window to rear aspect.

### **Shower Room**

7'2 x 7'9

Fitted with a three piece suite comprising of a walk in electric shower, wash hand basin set over vanity unit, and a low level wc. Tiled flooring. Fully tiled walls. Frosted uPVC window to side aspect. Airing cupboard with fitted shelving and hot water tank.

### **Garden Room**

7'7 x 9'9

With two sets of double opening doors leading to rear garden. Radiator. Power points.

### **Driveway**

Paved driveway providing off the road parking space for three vehicles.

### **Garage**

Detached garage found at the end of the driveway with double opening doors.

### **Gardens**

The property benefits from a fully enclosed rear garden with fencing to the perimeter. The garden is predominantly paved for ease of maintenance but does benefit from an additional decking area providing the ideal space for outdoor seating. The rear garden features a plethora of mature plants and shrubs that add life and colour to the garden space. Also found in the rear garden are a range of garden sheds providing further outdoor storage space. To the front of the property is an smaller additional garden space which is easy to maintain and lined with a variety of plants.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

## **Opening Hours**

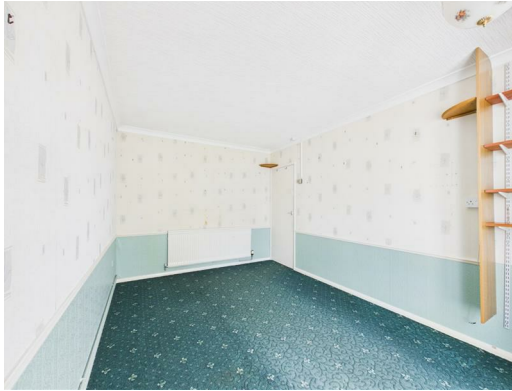
Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







# Directions

Upon leaving our Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the left hand side will be St. Andrews Road. The property can be found a short way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

